

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 1221 13TH AVENUE, CITY OF MONROE, GREEN COUNTY, WISCONSIN

THE SOUTH HALF OF LOTS 1, 2, 3, 4 OF BLOCK 2 OF EMERSON & MOULTON'S ADDITION TO THE CITY OF MONROE, GREEN COUNTY, WISCONSIN. - *See 34-2-7*

DECEMBER 23, 2002

PLANNED PARENTHOOD OF WISCONSIN, INC.

SURVEY NO. 160852-MHK

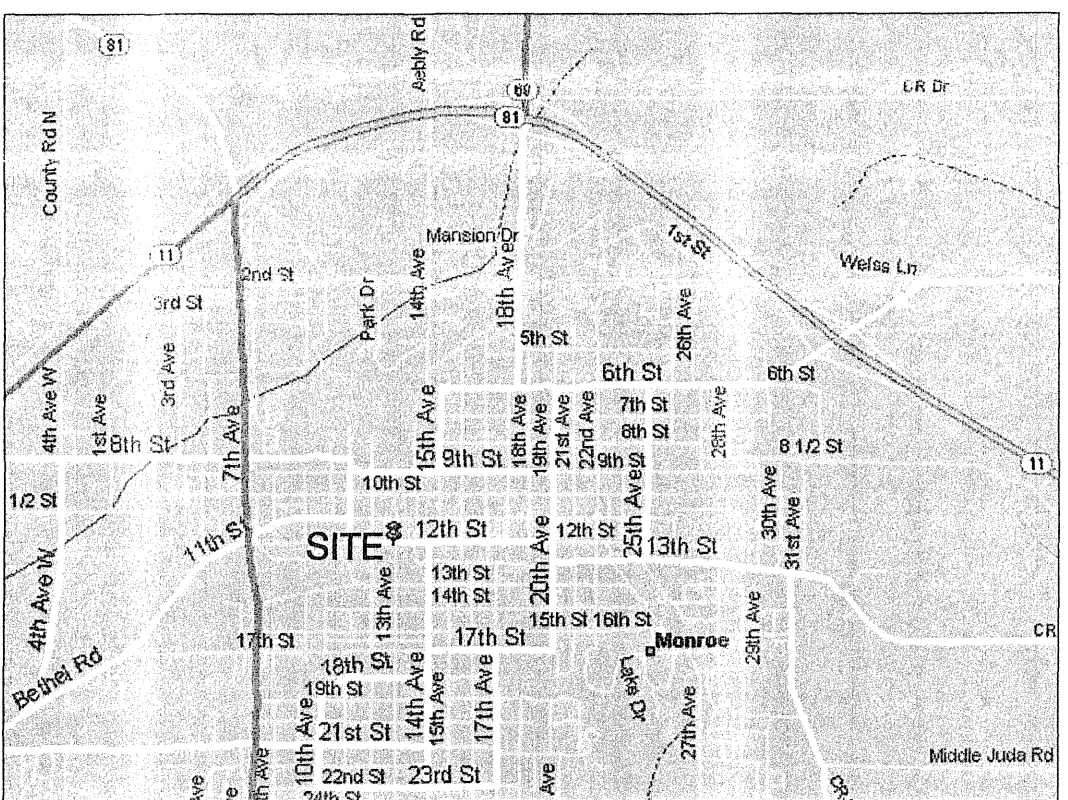
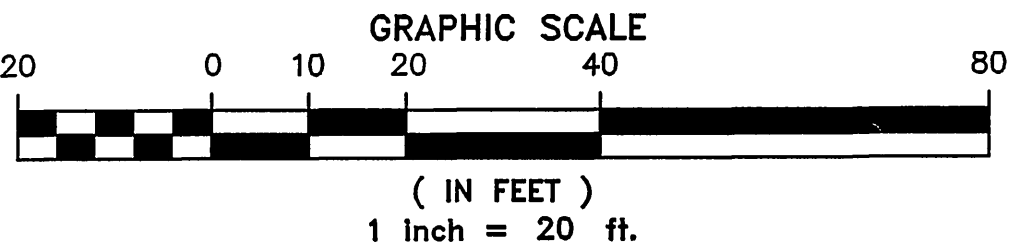
NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF 13TH STREET WHICH IS ASSUMED TO BEAR DUE WEST.
- THIS SURVEY WAS PREPARED BASED ON EKUM ABSTRACT & TITLE, TITLE COMMITMENT NO. GR8883, EFFECTIVE DATE OF DECEMBER 3, 2002, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - UTILITY EASEMENT FROM VIOLET JEWELL TO UNITED TELEPHONE COMPANY BY AN INSTRUMENT DATED DECEMBER 1, 1979 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN COUNTY, WI ON JANUARY 30, 1980 IN VOL. 341 OF RECORDS, PAGE 654...TO PLACE, REPLACE, MAINTAIN OR REMOVE AN UNDERGROUND CABLE TELEPHONE LINE, INCLUDING ASSOCIATED APPLIANCES SUCH AS CONDUITS, MARKER POSTS AND PRESSURE ALARM APPARATUS...OVER THE SOUTH 10 FEET OF THE SOUTH HALF OF LOTS 1 AND 2 OF BLOCK 2 IN EMERSON & MOULTON'S ADDITION TO THE CITY OF MONROE, GREEN COUNTY, WISCONSIN. AFFECTS SITE BY LOCATION - SHOWN
 - UTILITY EASEMENT FROM WAGE ERIKERS, INC., BY ALLEN L. THOMAN, PRESIDENT AND CHESTER PFUND, SEC-TRES. TO UNITED TELEPHONE COMPANY BY AN INSTRUMENT DATED OCTOBER 18, 1979 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREEN COUNTY, WI ON JANUARY 30, 1980 IN VOL. 341 OF RECORDS, PAGE 680...TO PLACE, REPLACE, MAINTAIN OR REMOVE AN UNDERGROUND CABLE TELEPHONE LINE, INCLUDING ASSOCIATED APPLIANCES SUCH AS CONDUITS, MARKER POSTS AND PRESSURE ALARM APPARATUS, OVER THE EAST 10 FEET OF THE SOUTH HALF OF LOTS 3 AND 4 OF BLOCK 2 OF EMERSON & MOULTON'S ADDITION TO THE CITY OF MONROE, GREEN COUNTY, WISCONSIN. AFFECTS SITE BY LOCATION - SHOWN
- ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MONROE, WISCONSIN, COMMUNITY PANEL NO. 550162 0001, C EFFECTIVE DATE OF DECEMBER 1, 1982, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING).
- THERE ARE NO PARKING SPACES MARKED ON THIS SITE.
- THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED M-1 (LIGHT INDUSTRIAL)

FRONT SETBACK - 30'
SIDEYARD SETBACK - 10' (50' FROM RESIDENTIAL ZONING DISTRICTS)
REARYARD SETBACK - 10' (50' FROM RESIDENTIAL ZONING DISTRICTS)
MAXIMUM HEIGHT - 75'
- PARENTHESES INDICATE RECORDED DIMENSION.

LEGEND

- ✚ SET CROSS IN CONCRETE
- 3/4" DIA. IRON PIPE FOUND
- 1" X 24" IRON PIPE SET
- ⌵ POWER POLE
- ↑ GUY WIRE
- ⊠ ELECTRIC METER
- ⊠ TELEPHONE PEDESTAL
- ⊙ GAS METER
- ⊠ SQUARE INLET
- ⊙ MISCELLANEOUS MANHOLE
- OHW - OVERHEAD WIRES



VICINITY MAP
NOT TO SCALE

TO: PLANNED PARENTHOOD OF WISCONSIN, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10 AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DECEMBER 23, 2002

Donald C. Chaput
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-1316

National Survey & Engineering

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12TH AVENUE

12 STREET

13TH AVENUE

PUBLIC STREET

13TH STREET

PUBLIC STREET

ASPHALT PAVEMENT

BLOCK 6
RUSSELL'S DONATION TO CITY OF MONROE

BLOCK 2
EMERSON AND MOULTON'S ADDITION TO MONROE

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

TRAILER

WOOD DECK

14,564 sq.ft.
0.3343 acres

PICKET FENCE

CONCRETE

ASPHALT PAVEMENT

FOUND
3/4" DIA.
IRON ROD

FOUND
1" DIA.
IRON PIPE

FOUND
1/2" DIA.
IRON PIPE